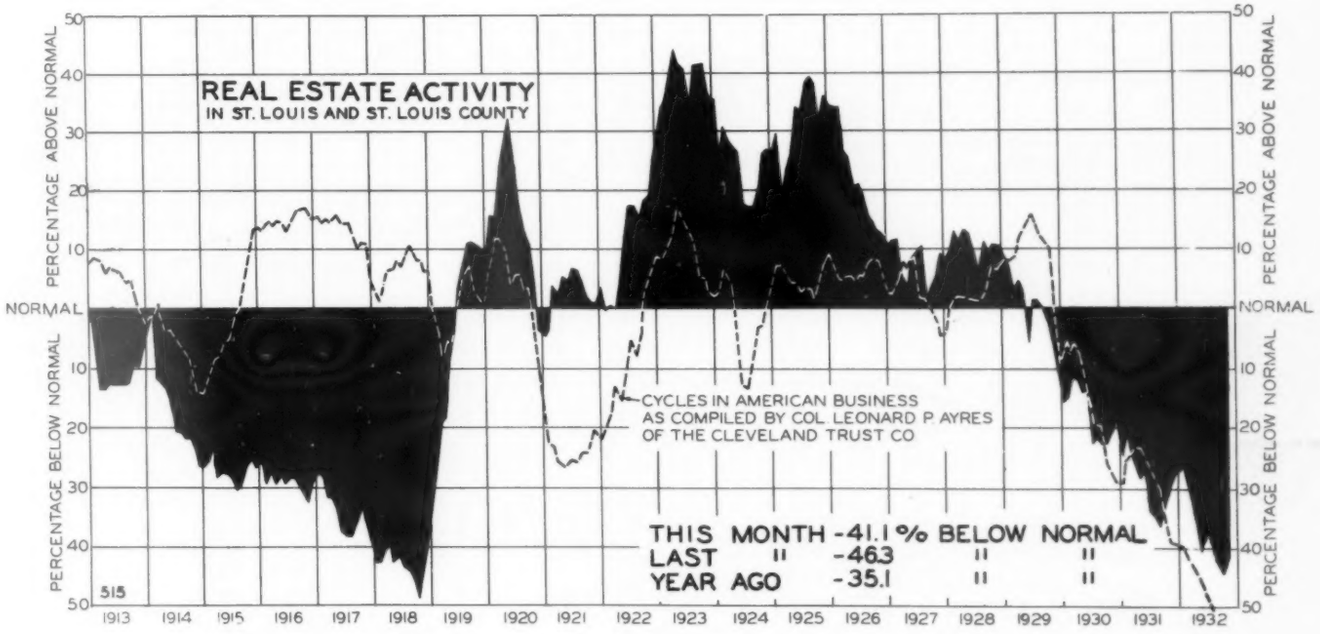
NOVEMBER, 1932

The Real Estate ANALYST

SAINT LOUIS EDITION


REAL ESTATE ACTIVITY
IN ST. LOUIS AND ST. LOUIS COUNTY
PERCENTAGE ABOVE NORMAL
PERCENTAGE BELOW NORMAL
NORMAL
CYCLES IN AMERICAN BUSINESS
AS COMPILED BY COL. LEONARD P. AYRES
OF THE CLEVELAND TRUST CO
THIS MONTH -41.1% BELOW NORMAL
LAST " -46.3 " "
YEAR AGO -35.1 " "
515
1913 1914 1915 1916 1917 1918 1919 1920 1921 1922 1923 1924 1925 1926 1927 1928 1929 1930 1931 1932

DURING October, for the first time in more than a year and a half, foreclosures fell off from the preceding month. It is true that the drop was microscopically small but we have learned during this depression to be satisfied with little. In the September issue of the REAL ESTATE ANALYST, we called attention to the fact that the rate of increase in foreclosures had been lessening for several months. We hope that this infinitesimal drop is the beginning of a more substantial recovery. Real estate activity will not increase to any great extent as long as public confidence in the stability of real estate investments is being constantly shaken by substantial loss of equities through numerous foreclosures.

Construction costs, as shown in the studies in this and preceding issues, have dropped to a point but slightly above prewar. This drop has been quite rapid during the past few years. In the period immediately ahead (unless freight rates are radically reduced) any movement either up or down will be slight in comparison with the changes since 1928. Construction costs will not return to the 1920-1928 level until a war or some other major catastrophe again seriously disturbs our monetary values.

THE MONTH'S CHANGES AT A GLANCE

The indicators at the bottom of the page will show at a glance the month's changes in conditions. The position of the arrow head shows the movement during the month - up indicating improvement and down, decline.

ACTIVITY			FORECLOSURES			CONSTRUCTION			APART. RENT			OTHER RENT			MARRIAGES		
AUG.	SEP.	OCT.	AUG.	SEP.	OCT.	AUG.	SEP.	OCT.	AUG.	SEP.	OCT.	AUG.	SEP.	OCT.	AUG.	SEP.	OCT.
↘	↘	→	↘	↘	→	→	→	↘	↘	↘	↘	↘	↘	↘	↘	↘	↘

VARIATIONS IN CONSTRUCTION COST OF AN EIGHTEEN-FAMILY APARTMENT

IN the September issue of the REAL ESTATE ANALYST, the construction cost in Saint Louis of a six-room brick residence was studied by years from 1913 to the present. In the October issue, a similar study was presented of the fluctuations in the cost of a typical speculative four-family flat. In this issue, the construction cost of the eighteen-family apartment pictured on the opposite page is studied in detail from 1913 to the present.

The general specifications of this apartment, as figured, are as follows: CUBIC CONTENT - 168,385 cubic feet - 4281 square feet of ground area; FOOTINGS - 10" x 33" concrete; FOUNDATION - rubble stone; WALLS - 13" variegated matt brick, flemish bond, backed with dobies and salmon brick - rear of building faced with common brick; FIRE WALLS - salmon brick and dobies; STONE TRIM - average grade cut stone sills on front and side of building only, - stone lintels on basement windows; TERRA COTTA - ornamental work and roof capping; ROOF - mansard of good grade of variegated slate - balance Certainteed built-up asphalt over layer of Celotex; SHEET METAL - sixteen ounce copper used on all guttering, spouting and flashing; MILLWORK AND INTERIOR TRIM - good grade; PLASTER - three coats on wood lath, basement ceiling plastered throughout; FLOORS - in basement, concrete - all halls, landings and baths, ceramic tile - all others, oak; STAIRS - all interior metal with marble risers and treads; INTERIOR WALLS - entrances,ceramic tile wainscoting - baths, vitrolite wainscoting - bedrooms, plastered and papered - other rooms,rough plastered and painted; PLUMBING FIXTURES - Standard Sanitary-Ejecto toilets with flush valves - bracket lavatories - 60" open front recess tubs with showers - 42" one piece apron sinks; ELECTRIC FIXTURES - good quality; HEATING PLANT - 36" nine-section Ideal smokeless steam boiler with Arcola water heater; REFRIGERATION - multiple installation of Frigidaire four-cubic-foot steel cabinets; STOVES - Quick Meal; BEDS - Roll-a-Way; INCINERATORS - three Kerner ; REAR PORCHES AND STAIRS - iron with concrete floors; SCREENS - copper; SODDING - front and side; GARAGES - none.

The problems involved in a correct appraisal of the replacement cost of this apartment in any given year are listed below:

I. During the period from 1913 to the present, it was found necessary to change the specifications several times, due to changes in materials available and differences in building practice. During the past year, conduit and BX replaced the knob and tube wiring formerly allowed. Multiple installations of electric refrigeration were not in general use prior to 1925 and, accordingly, were not figured in the cost up to that time. Vitrolite was not figured in the baths prior to 1924. The last two items alone increased the cost of the building in 1924 by $5950.

II. The specifications of this apartment, as figured for this study, have been varied slightly from the building as actually built, in substituting better known equipment in refrigeration and incinerators. This was done to get price variations for the years in question, not otherwise obtainable.

III. As most of the buildings of this type were built "open shop" it was felt that labor costs should be computed on what was actually paid rather than on some "scale" which, in periods of depression at least, has only a theoretical importance. Union scale on this building has only declined 4.6% since 1925 but the labor cost of building it non-union with skilled men has declined 41% since that time. Using non-union labor rates complicated the problem tremendously as the "scale" is a matter of record, while non-union rates are not. Tradesmen, contractors and labor agents were consulted in an effort to ascertain divergence from "scale wages" at different periods. The rates used for each year, we believe, come very close to those actually paid. Consideration was also given to the variation in efficiency of labor at different times. During the height of the boom efficiency per man decreased considerably.

IV. 10% profit has been figured to the builder each year.

V. The figures shown on the table on page 88 and on the chart on page 89 do not include the cost of the lot nor the sales commission on that part of the sale represented by the value of the lot. To find the total price for which the building could be built and sold, add 5½% to the price of the lot and add to the total building cost given on page 88. There has undoubtedly been a variation over this period in the price for which a desirable lot could be bought.

It will be noticed immediately that the cost of this apartment per cubic foot is considerably higher than either the residence or the double flat we have fi-

(Continued on page 84)

LIVING ROOM
14'6" x 12'6"
BATH
HALL
BED ROOM
14'0" x 10'6"
DINING ALCOVE
KITCHEN
LIVING ROOM
16'0" x 11'9"
BED ROOM
14'4" x 10'0"
BATH
DR CLOSET
DINING ALCOVE
KITCHEN
BED ROOM
LIVING ROOM
LIVING ROOM
BED ROOM
DINING ALCOVE
KITCHEN
BATH
BED ROOM
KITCHEN
KITCHEN
BED ROOM
DINING ALCOVE
DINING ALCOVE
HALL
BATH
LIVING ROOM
LIVING ROOM
FIRST FLOOR PLAN
SECOND & THIRD FLOORS
ARE SIMILAR

gured. In order to find out definitely what caused this higher cost, each item of cost on all three buildings was analyzed on a cubic foot basis. The cause of the variation is found in the following items:

	Cost per cubic foot of building		
	Residence	Flat	Apartment
Plumbing	1.6 cts.	1.6 cts.	2.0 cts.
Iron Work	0.3	0.2	0.5
Tile, Marble & Vitrolite	0.4	0.2	1.8
Painting & Decorating	0.6	0.8	1.4
Incinerators	0.0	0.0	0.3
Overhead	5.7	4.0	7.7
	8.6 cts.	6.8 cts.	13.7 cts.

A careful comparison of the specifications will show the reasons for the variation in these items in almost every case. In a few words, the reasons are as follows: Plumbing Fixtures - less cubic feet of building per plumbing fixture in the apartment and flat; Iron Work - apartment, iron stair frames on interior stairs; Tile, Marble and Vitrolite - apartment, marble treads and risers, tiled wainscoting and floors in halls, vitrolite baths; Incinerators - in apartment only; Overhead - apartment, financing, supervision and profit all ran slightly higher per cubic foot than they did on the smaller buildings figured.

Were the cost of special equipment and exterior rear iron porches to be thrown into the cubage cost on the present cubic content of the building, the cost per cubic foot would be increased as follows:

Cost of building per cubic foot	-	30.37 cts.
Electrical refrigeration		1.11
Stoves		.24
Beds		.12
Rear porches and steps		1.20
		33.04 cts.

The cost per cubic foot of the speculative flat given in the last issue of the REAL ESTATE ANALYST included the cost of the front porch and the two rear wooden porches. The cubage, however, included only the cubage in the building. The figure, therefore, would compare with the apartment figure above which includes the rear porches and steps. If the cost of the front and rear porches is figured separately and the cost per cubic foot figured on the building only, the cost per cubic foot is 20.08 cts. To this, of course, must be added the cost of the porches, walks, sodding, etc., to arrive at the replacement cost.

The cost per cubic foot of the single family residence pictured and described in the September issue is given for November on page 86, together with the standard method of figuring cubage.

BAROMETERS OF SAINT LOUIS BUSINESS

As the recovery of local real estate will depend to a large extent on the recovery of local business, the REAL ESTATE ANALYST is preparing barometers on all phases of local activity. Two of the more important are presented for the first time on the page opposite. Each of these studies is corrected for seasonal fluctuations so that the upward or downward movement of the lines represents actual trends rather than variations caused by the varying length of months, seasonal differences or other similar causes of variation.

Check transactions (debits to individual accounts) are compiled daily by the Saint Louis Clearing House Association. These totals represent the sum total of all money spent by individuals and corporations by check. By far the greater part of all retail and wholesale business is included in these figures. Under normal conditions, this forms an excellent barometer of local business. While it is still

one of the best barometers we have, the following facts should be taken into consideration:

I. A drop in prices such as we have experienced in the last few years would cause the total of check transactions to decline even though the same physical volume of business were done.

II. The recent government tax on checks has undoubtedly increased the smaller transactions paid in cash and reduced the sum total of check transactions.

An upward turn in this line will indicate an improvement in local general business. So far that improvement seems to be psychological rather than physical.

Check transactions were not compiled prior to 1922.

FREIGHT car loadings have always been considered one of the most reliable barometers of production as almost all goods bought and sold are represented in tonnage at some time, either in the shape of raw material or finished products, or both. The St. Louis Terminal Railway Association compiles the total of all loaded cars interchanged in the Saint Louis switching limits. These figures are available, with a short gap, as far back as 1917.

The use of freight car loadings as a barometer at the present time is subject to certain limitations.

I. Pipe lines have taken some tank car business from the railroads.

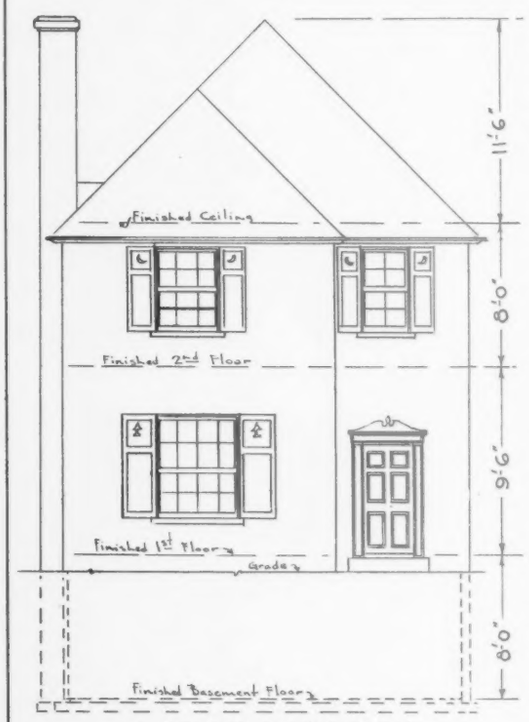
II. Natural gas at the present time is replacing fuel formerly represented in car loadings.

III. Greater use of electric power, together with high tension transmission from water power projects has decreased consumption of bulk fuel for power purposes.

IV. Trucks have taken considerable tonnage from the railroads.

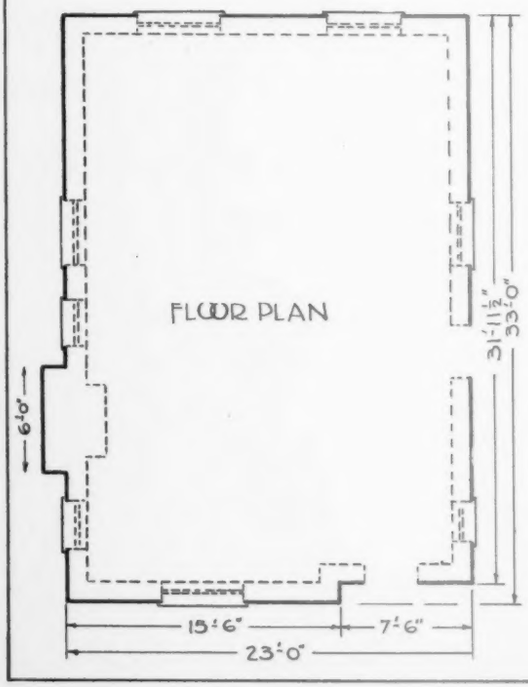
STANDARD METHOD OF DETERMINING CUBIC CONTENT OF A BUILDING

THE American Institute of Architects has defined the standard cubic contents of a building as follows: "The cubic content (cube or cubage) of a building is the actual cubic space enclosed within the outer surface of the outside or enclosing walls, and contained between the outer surfaces of the roof and six inches below the finished surfaces of the lowest floors". This definition requires the cube of dormers, pent houses, vaults, pits, enclosed porches and other enclosed appendages to be included as a part of the cube of the building. It does not include the cube of outside steps, cornices, parapets, open porches, balconies, fire escapes, paved terraces, etc. The cost of these items in using cost per cubic foot approximations should be estimated separately and added to the total.



FRONT ELEVATION

Scale in feet 0 5 10



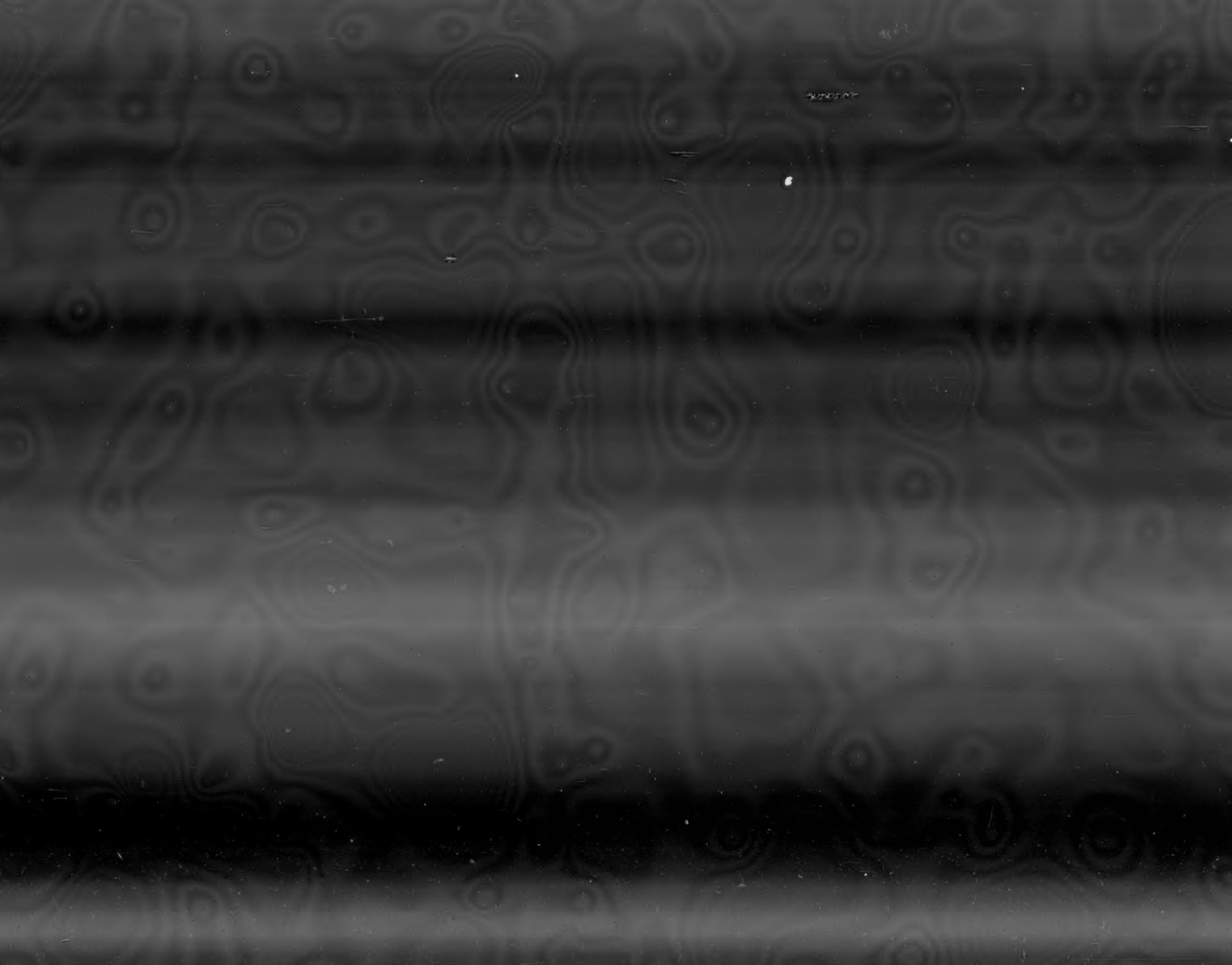
To secure the cubic content of the building to the right:

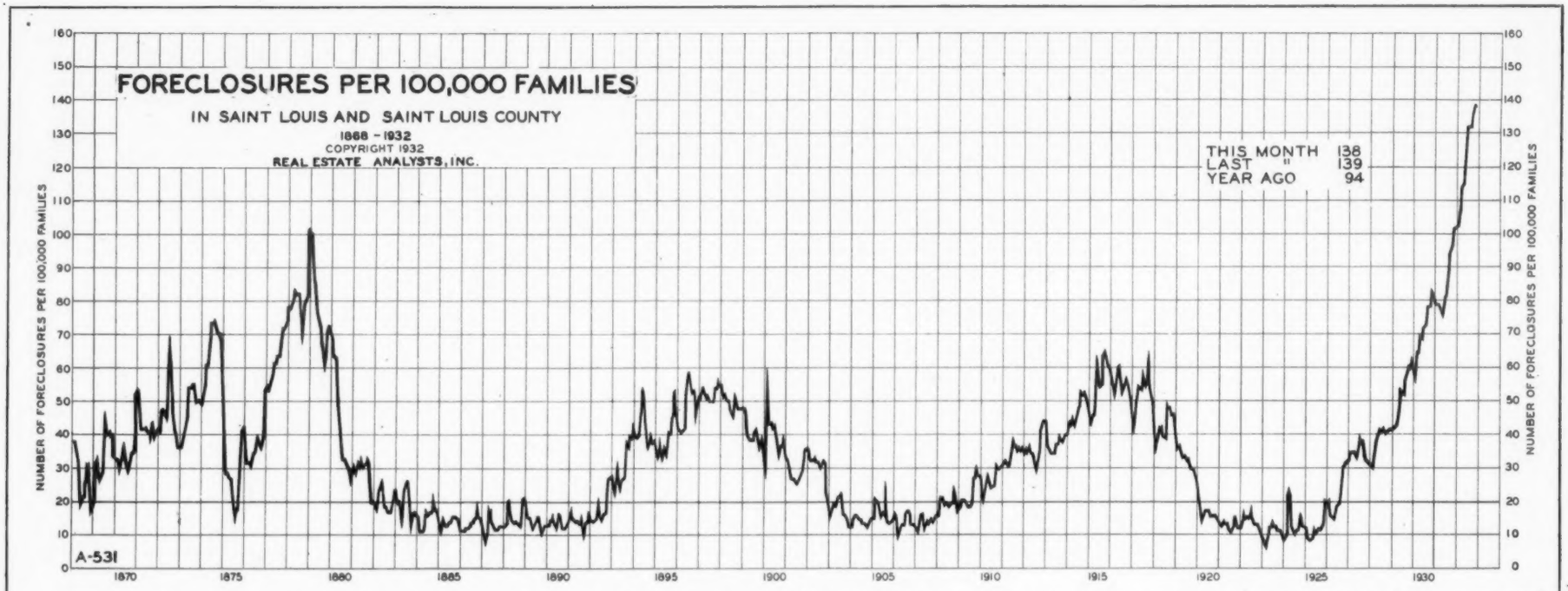
I. Compute the number of square feet in the floor plan. For all practical purposes, the chimney offset can be figured as just about balancing off the offset in the front of the building, which would simplify the problem to 23' x 33' = 759 square feet.

II. The height of the building to the roof is the sum of 8'0", 9'6" and 8'0" or, 25'6". To this must be added 6", as the measurement is taken from 6" below the finished surface of the floor, making a total of 26'. Therefore, the cubage of the main portion of the building is 26' x 759 square feet, or 19,734 cubic feet.

III. The roof of this building is pyramidal in shape. Therefore, the cubical content is determined by multiplying the area of the base by 1/3 of the height. (Were this roof a gable roof, the base area would be multiplied by 1/2 the height to find its cubic content). The base area of the roof, 751½ square feet, multiplied by 1/3 of 11'6" amounts to 2878 cubic feet. Adding this to the cubage of the main portion of the building makes a total of 22,612 cubic feet. In this building, not shown on the plans reproduced here, is one other item which must be added. The garage was in the basement and a portion of the basement floor, 10½' x 16', was six inches lower than the balance. This increases the cubage 80 feet to a total content for the building of 22,692 cubic feet.

This building today, as described and pictured on pages 62 and 63, without grading, walks, sodding, landscaping and other lot development can be replaced for 23¾ cents per cubic foot, the cubage measured as outlined above. This figure includes financing cost, interest during construction and sales commission. The cost of these excluded items should be estimated separately and added to the total.





HE chart above shows the number of foreclosures each month in Saint Louis and Saint Louis County for each 100,000 families. This chart shows more strikingly than any other the drastic liquidation taking place in real estate. In the great depression after the Civil War, foreclosures reached 101 per month for each 100,000 families. In the big depression in the nineties they reached 60. During the World War, they reached 65. During September, 1932, they reached 139 per month for each 100,000 families and during October, declined to 138.

An investment made today for a three-year period, in a fifty percent first deed of trust on a piece of deflat - ed real estate is absolutely the safest investment these troubled times afford. It is quite apparent, from a study of the chart that, regardless of optimism or pessimism regarding the immediate outlook, foreclosures three years from now will be relatively low. Whether the real estate in question has been "deflated" can be judged by comparison with the replacement cost figures given in this and the two preceding issues of the REAL ESTATE ANALYST.

The REAL ESTATE ANALYST is published monthly by REAL ESTATE ANALYSTS, INC., Saint Louis, a statistical, survey and appraisal organization. The subscription price is $180 a year, payable semi-annually in advance. REAL ESTATE ANALYSTS, INC., is not engaged in financing, management or brokerage of real estate.

VARIATION IN CONSTRUCTION COST OF AN EIGHTEEN-FAMILY APARTMENT

THE chart on the page opposite shows the variations since 1913 in the cost of construction in Saint Louis of an eighteen-family apartment, described and pictured on pages 82 and 83. On the chart the cost is separated into material and labor. The table below itemizes the material, labor and overhead costs in greater detail. Each column in the table is numbered and a brief description of the items included in each is given in the paragraphs below. Each paragraph is numbered to correspond with the column it describes.

MATERIAL

1. Cost of face brick, salmon brick, dobies, flue lining, terra cotta, cut stone and building stone.
2. Cost of all materials going into mortar, concrete, cement and plaster.
3. Cost of all lumber, flooring, millwork, roofing and paint.
4. Cost of all materials for plumbing, heating, electrical work, sheet metal work, iron work, hardware, marble, tiling, vitrolite and special equipment.
5. TOTAL MATERIAL COST.

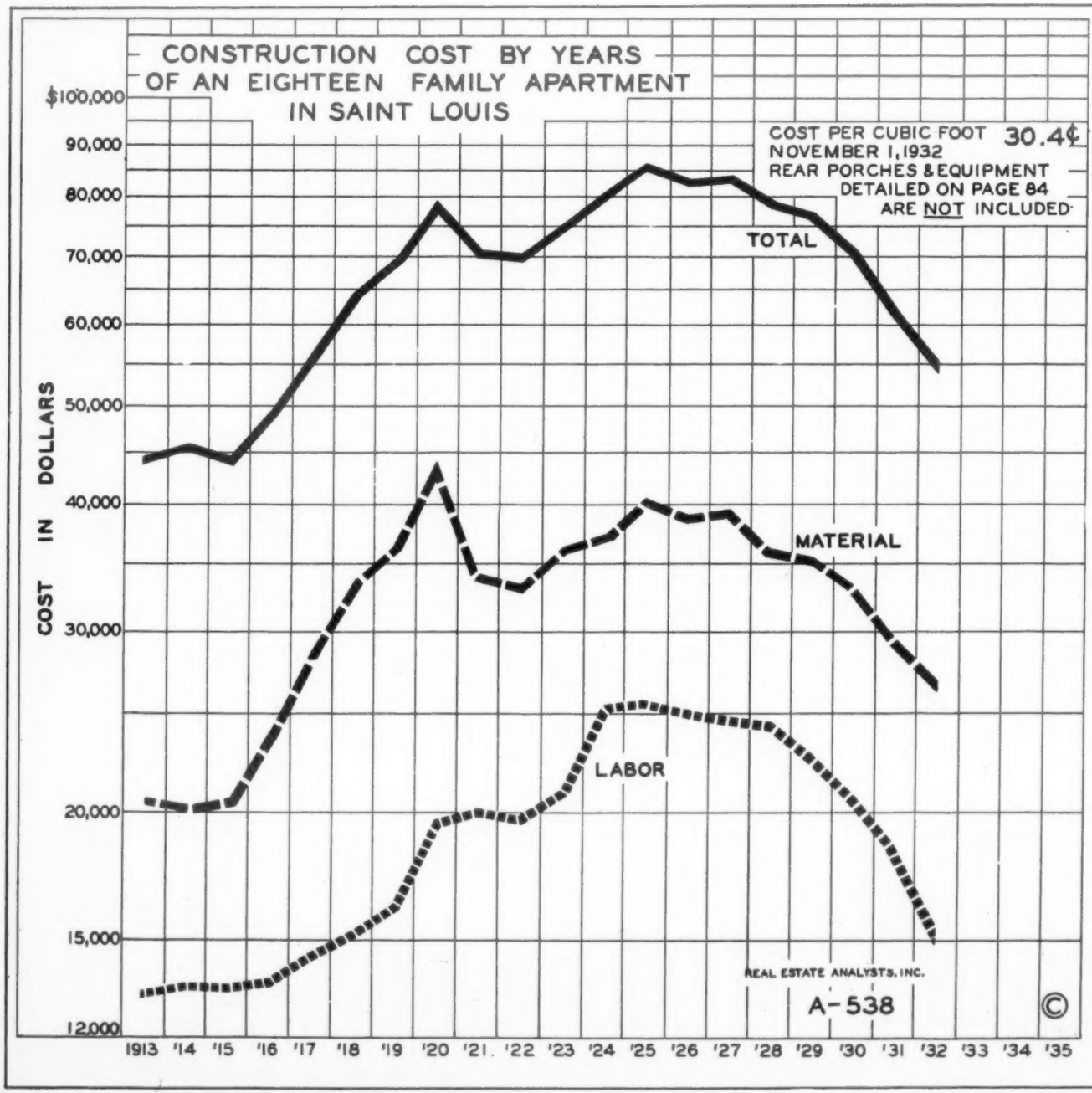
LABOR

6. Cost of setting all stone, tile, marble and vitrolite, laying brick and pouring concrete.
7. Cost of labor on lathing and plastering.
8. Cost of carpentry, roofing, flooring, painting, decorating, and builder's general supervision.
9. Cost of installing plumbing material and fixtures, wiring, heating plant and sheet metal work.
10. Cost of excavation and grading.
11. TOTAL LABOR COST.

OVERHEAD

12. Cost of all city permits, city inspections and utility connection costs.
13. Cost of financing, interest during construction, insurance and sales commission on the building only.
14. Estimated profit made by the builder.
15. TOTAL OVERHEAD COST.
16. TOTAL COST OF CONSTRUCTION.

YEAR	MATERIAL					LABOR						OVERHEAD				TOTAL
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1932	$4763	$2422	$7445	$12412	$27042	$4258	$1625	$6467	$2100	$1175	$15620	$362	$7935	$4770	$13067	$55729
1931	5294	2340	8047	13797	29478	5120	1950	7428	2534	1332	18364	400	9110	5105	14616	62460
1930	5689	2559	9194	15577	33019	5873	2359	8610	2544	1773	21159	408	10377	6159	16944	71317
1929	5784	2759	10615	16397	35555	5970	3020	10284	2551	1946	23771	408	11327	6371	18106	77432
1928	6119	2820	10271	17010	36220	6394	3390	10244	2560	1891	24479	408	11600	6519	18527	79226
1927	6249	3061	10040	19998	39348	6614	3650	10244	2505	1891	24904	450	12290	6902	19642	83894
1926	6560	3024	11038	18460	39082	6654	3700	10311	2538	1891	25094	450	12250	6892	19592	83768
1925	7118	3191	11875	18333	40517	6960	4150	10221	2631	1891	25853	450	12650	7126	20226	86596
1924	7340	3502	12090	14505	37437	6450	4150	10075	2831	1891	25397	450	11993	6750	19193	82027
1923	7217	3362	13455	12176	36210	5194	3400	8605	2404	1801	21404	450	10995	6192	17637	75251
1922	6795	3162	12562	11190	33709	4940	3400	7817	2225	1608	19990	450	10260	5775	16485	70184
1921	6540	3605	12257	11862	34264	4850	3330	8430	2082	1522	20214	450	10413	5859	16722	71200
1920	7786	4057	17395	14770	44008	4626	3150	8255	2035	1522	19588	450	11950	6833	19233	79119
1919	6748	3346	13965	12626	36685	4736	3000	5843	1784	1332	16695	450	10183	5740	16373	69753
1918	5707	2788	12200	13143	33838	4243	2800	5437	1717	1110	15307	400	9600	5338	15338	64483
1917	4908	2246	8953	12588	28695	4147	2710	5063	1657	1110	14687	400	8288	4669	13367	56749
1916	4319	1844	7935	9725	23823	3740	2650	4692	1602	1060	13744	375	7189	4047	11611	49178
1915	3910	1869	7452	7578	20809	3580	2650	4661	1542	1062	13495	375	6588	3699	10662	44965
1914	3944	1864	7464	7303	20575	3620	2650	4651	1476	1062	13495	350	6510	3670	10530	44600
1913	3904	1856	7440	7736	20936	3620	2640	4601	1476	1062	13399	350	6572	3699	10621	44956

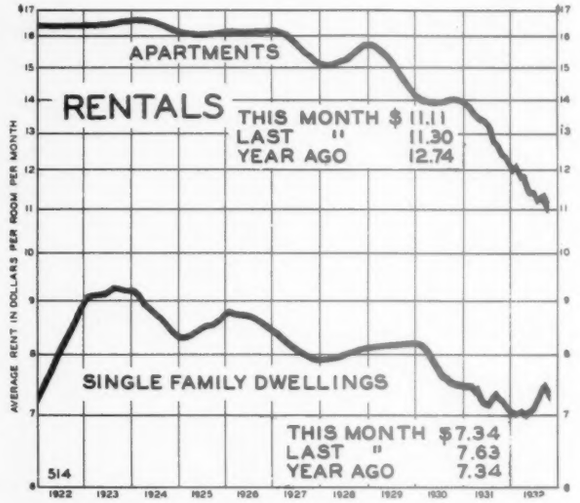


The "total" line shows the total cost of construction by years, of building the eighteen-family-apartment described and pictured on pages 82 and 83. This includes all labor and material and, in addition, financing costs, insurance and interest during construction and sales commission on the building. It includes the cost of porches and of electrical refrigeration from 1925 to the present but these items together with stoves, etc., are not included in the cubage cost.

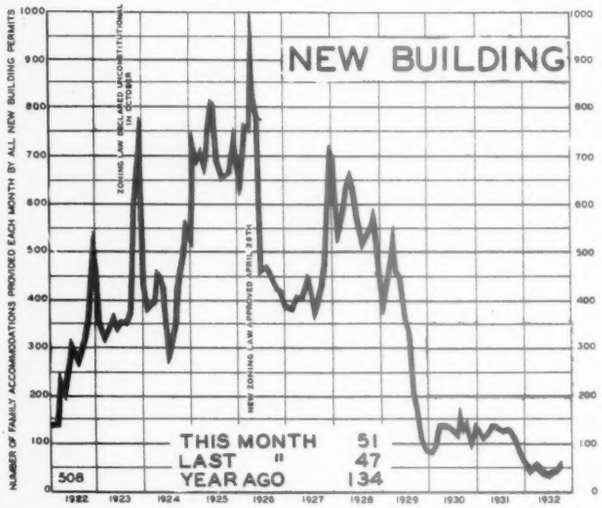
The "material" line shows the total cost each year of all building materials used in the construction of this building.

The "labor" line shows the total labor cost (open shop) of building this apartment each year from 1913 to the present.

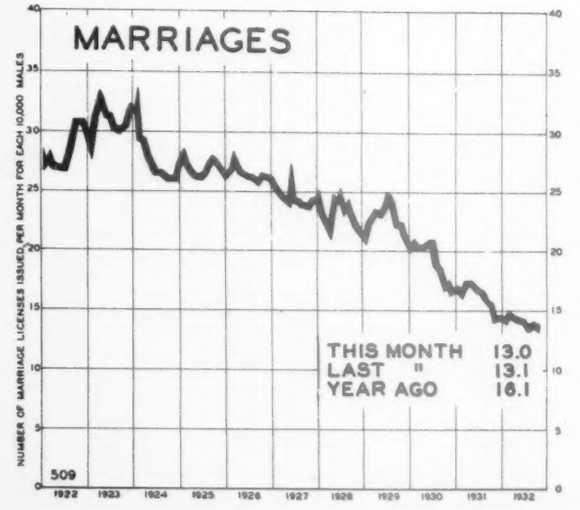
NOTE: These figures do not include the cost of the site.



BOTH single family dwelling and apartment advertised rentals resumed their declines. The peak of the fall renting season is now over as can be seen by referring back to the chart on page 30 and vacant quarters will be very difficult to rent this winter. Further declines may be expected.


NEW BUILDING
NUMBER OF FAMILY ACCOMMODATIONS PROVIDED EACH MONTH BY ALL NEW BUILDING PERMITS
ZONING LAW DECLARED UNCONSTITUTIONAL IN OCTOBER
NEW ZONING LAW APPROVED APRIL 14TH
THIS MONTH 51
LAST " 47
YEAR AGO 134
508
1922 1923 1924 1925 1926 1927 1928 1929 1930 1931 1932

NO change of any importance will take place in the volume of new building until vacancy has been absorbed to the point where rentals rise sufficiently to pay a return on even the present low cost of construction.


MARRIAGES
NUMBER OF MARRIAGE LICENSES ISSUED PER MONTH FOR EACH 10,000 MALES
THIS MONTH 13.0
LAST " 13.1
YEAR AGO 16.1
509
1922 1923 1924 1925 1926 1927 1928 1929 1930 1931 1932

THE all time low record of September for new marriages was lowered still further by the October figure, 55.0% below normal. Marriages dissolved by either death or divorce during the month exceeded new marriages by 225.

OCCUPANCY SURVEY
GREATER SAINT LOUIS

NOVEMBER, 1932

MADE POSSIBLE BY THE COOPERATION OF

THE SAINT LOUIS POST OFFICE

THE SAINT LOUIS REAL ESTATE EXCHANGE

THE MORTGAGE BANKERS ASSOCIATION OF SAINT LOUIS

THE BUILDING OWNERS & MANAGERS ASSOCIATION

SUPERVISION AND ANALYSIS BY

REAL ESTATE ANALYSTS, INC.

THE relationship of the supply of living quarters to the demand for them in Greater Saint Louis is of tremendous importance to the local property owner, the realtor, the builder and the mortgage banker. The measurement of that relationship is the purpose of this Occupancy Survey, the second to be made in Saint Louis.

The field work for the first Occupancy Survey was completed in April, 1931. The field work for this survey was completed during November, 1932. We believe that this survey is slightly more accurate than the one of a year and a half ago, due largely to the possibilities of catching gross errors in the three following ways.

1. By comparing the number of dwelling quarters of each type in each district with the number found in the previous Occupancy Survey.

2. By comparing the number of dwelling units in each district with the Census figures of 1930 (not available in detail in time for the last survey).

3. In some districts it was possible to secure a special count of different types of dwelling units from the City Plan Commission. These were checked against the number reported by the letter carriers.

Slight inaccuracies are still apparent in a number of districts. Funds were too limited to re-check minor discrepancies. In a few cases these may affect, in a limited way, the percentages in these districts. The figures for the city, however, are so nearly complete that we believe the accuracy of the total percentages of vacancies by types of building would not be changed by more than a small fraction of a percent, were it possible to make the re-check complete.

In the table below the percentages of occupancy are given by types of buildings for the City and County for November, 1932 in comparison with April, 1931. On the following pages the November, 1932 occupancy is given by types of buildings for the City and County by the Census Districts shown on the map.

continued on page 8.

PERCENTAGE OF OCCUPANCY 1932 AND 1931

TYPE OF BUILDING	SAINT LOUIS		COUNTY		CITY & COUNTY	
	NOV. 1932	APR. 1931	NOV. 1932	APR. 1931	NOV. 1932	APR. 1931
ALL RESIDENTIAL QUARTERS	87.2	90.7	94.4	93.5	88.3	91.1
SINGLE FAMILY RESIDENCES	95.0	97.0	96.4	95.9	95.4	96.7
TWO FAMILY RESIDENCES	87.9	92.4	88.7	88.1	87.9	922
ALL OTHER RESIDENCES	81.1	86.5	86.1	84.4	81.3	865
APARTMENTS	79.4	86.1	86.3	86.5	80.6	86.2
APARTMENT HOTELS	70.5	83.6	81.3	60.2	71.1	83.2
STORES	85.8	82.9	87.3	87.5	86.7	83.4
OFFICES	77.3	82.0	86.6	85.0	78.5	82.4
FACTORIES AND WORKSHOPS	88.7	88.2	97.4	90.5	90.1	88.3

NOTE: NEITHER THE 1932 NOR THE 1931 OCCUPANCY SURVEY INCLUDED THE DOWNTOWN DISTRICT.

DISTRICT	TRACT	NUMBER OF FAMILIES 1930 CENSUS	ONE FAMILY DWELLINGS			TWO FAMILY FLATS			OTHER RESIDENCES			APARTMENTS			STORES			OFFICES		FACTORIES		PERCENTAGE OF OCCUPANCY ALL TYPES RESIDENTIAL UNITS
			NUMBER OCCUPIED	NUMBER VACANT	PERCENTAGE OF OCCUPANCY	NUMBER OCCUPIED	NUMBER VACANT	PERCENTAGE OF OCCUPANCY	NUMBER OCCUPIED	NUMBER VACANT	PERCENTAGE OF OCCUPANCY	NUMBER OCCUPIED	NUMBER VACANT	PERCENTAGE OF OCCUPANCY	NUMBER OCCUPIED	NUMBER VACANT	PERCENTAGE OF OCCUPANCY	NUMBER OCCUPIED	NUMBER VACANT	NUMBER OCCUPIED	NUMBER VACANT	
CARONDELET	1A	291	290	4	98.7	20	2	91.0	66	0	100.0				9	2	81.8			1	1	98.5
	1B	299	336	21	94.0	10	2	83.5	14	5	73.7	6	1	85.8	4						1	92.7
	1C	1387	515	19	96.4	479	43	92.0	148	38	79.6	54	7	88.5	33	5	87.0	2		5		92.0
	1D	1402	856	33	96.2	286	20	93.5	124	38	76.6	73	36	66.9	71	2	97.5	1		1		91.3
	1E	1492	953	12	98.8	341	49	87.5	190	41	82.3	2			179	19	90.5	10		22	3	93.8
	1F	673	612	21	96.7	176	38	82.3	76	21	78 5				44	6	88.0	11		11	1	91.5
	1G	1632	530	17	96.9	457	47	90.6	399	63	86.3	19	1	95.0	151	33	82.0	23	1	28	3	91.8
		7176	4096	127	97.0	1769	201	90.0	1017	206	83.2	154	45	77.5	491	67	88.0	47	1	68	9	92.5
GARDENVILLE	2A	634	549	22	96.2	139	7	95.2	77	27	74.1	12	4	75.0	47	4	92.2	1		3		92.8
	2B	1513	997	26	97.4	296	54	84.6	97	28	77.6	37	10	78.7	32	4	88.9	15				96.1
	2C	401	314	6	98.1	40	2	95.2	17	2	89.9	35	5	87.5	22	3	88.0	1		2		96.4
	2D	1002	707	15	97.9	178	11	94.2	64	7	90.0	21	11	65.7	66	8	89.2	13		4		95.7
	2E	651	445	28	94.1	146	8	94.8	48	17	73.9				19	3	86.4	2		4		92.3
		4221	3012	97	96.9	799	82	90.7	303	81	78.9	105	30	77.8	186	22	89.4	33		13		93.6
SOUTHWEST	3A	138	130	5	96.3	6	2		1													
	3B	640	706	28	96.6	81	13	86.2	21						17			3		4		95.2
	3C	328	121	6	95.3	17	3								2	1		6	2			93.9
	3D	837	700	23	96.8	130	14	90.3	12	5		17			47	3	94.0	11	3	6	2	95.3
	3E	307	210	11	95.0	79	13	85.9	10	3					8			1	1	1		91.7
	3F	470	351	10	97.2	115	9	92.7							12	3		2		4		96.1
	3G	992	731	15	98.0	145	17	89.5	31	12		43	9	82.7	62	11	84.9	6		3		95.0
		3712	2949	98	96.8	573	71	89.0	75	20	79.0	60	9	87.0	148	18	89.2	29	6	18	2	94.9
OAKLAND	4A	1071	622	40	93.8	153	21	88.0	123	48	71.8	20	15	57.1	63	12	83.5	2		19		88.1
	4B	1416	710	27	96.3	204	18	92.1	190	61	75.6	232	70	76.9	50	5	90.9	3		3		88.3
	4C	867	550	34	94.5	123	21	85.7	78	38	68.5	86	22	79.6	64	16	80.0	2		13	2	87.9
	4D	197	94	3	96.9	39	5	89.4	56	7	88.9	4			12	2	85.8	4		18	2	92.8
		3551	1976	104	95.0	519	65	88.9	447	154	74.4	342	107	76.2	189	35	71.7	11		53	4	88.4
WEST END	5A	1352	414	17	96.1	179	27	86.9	3			744	177	80.8	57	7	89.1	23		3		85.2
	5B	2086	248	20	92.5	156	24	86.7	73	2	97.3	1096	181	85.8	148	20	88.1	18		1		85.5
	5C	2136	437	35	92.6	163	35	82.4	48	2	96.0	1288	268	82.8	99	19	83.9	18	5	12	1	84.6
	5D	1800	330	24	93.8	388	68	80.1	253	84	75.0	552	229	70.6	138	34	80.2	3		13		79.0
	5E	2257	816	36	95.8	349	77	82.0	126	41	75.5	646	178	78.4	91	15	85.8	21	1	1		85.4
		9631	2245	132	94.4	1235	231	84.3	503	129	79.8	4326	1033	76.2	533	95	84.9	83	6	30	1	84.0
SHERMAN PARK	6A	2796	765	56	93.2	1270	158	88.9	642	186	77.6	111	26	81.0	223	75	74.8	63	3	10		86.8
	6B	1652	289	30	90.6	639	109	85.4	625	117	84.2	76	11	87.3	92	7	92.9	15	16	2		85.9
	6C	2223	932	23	97.6	500	92	84.5	635	233	73.2	228	77	74.7	128	24	84.2	9		5		84.3
	6D	2013	682	32	95.5	479	71	87.1	562	119	82.5	225	78	74.1	148	38	79.6	15	10	7	1	84.9
	6E	2241	795	21	97.4	618	81	88.4	227	12	95.0	204	35	85.3	88	12	88.0	16		10		92.5
	6F	1967	589	39	93.8	669	107	86.2	422	144	74.6	85	21	80.0	160	7	95.8	5		2		85.8
	6G	2154	1240	38	97.0	702	79	89.1	83	29	74.1	120	24	83.3	100	23	81.3	5		8		92.7
		15046	5292	239	95.7	4877	697	87.5	3699	969	79.3	1049	272	79.4	939	186	83.5	128	29	44	1	87.0
NORTHWEST	7A	148	159	27	85.5	12			46		100.0				18	2	90.0	55	4	35		88.9
	7B	847	577	19	96.8	195	20	90.7	65	9	87.8	2	1		52	10	83.9	9	1			94.5
	7C	1086	1196	48	96.1	126	14	90.0	28	3		11	1		32	2	94.1	2		1		95.4
	7D	1738	1523	40	97.4	151	21	87.8	35	3		7			67	4	94.4			1		96.4
	7E	1732	1265	22	98.3	291	27	91.5	132	27	83.0	32	13		88	21	80.7	10		10		95.1
	7F	1118	758	16	97.9	244	36	87.2	141	22	86.5	81	68	54.4	38	5	88.4	3		10		89.6
	7G	1712	876	12	98.7	541	55	90.8	303	63	82.8	13	3		55	5	91.7	10		4		92.9
		8381	6354	184	97.2	1560	173	89.9	750	127	85.5	146	86	62.9	350	49	87.7	89	5	61		93.9
BADEN	8A	707	504	20	96.2	178	16	91.8	88	18	83.0	47	3	94.0	57	7	89.1	19	4	10	2	93.5
	8B	292	170	14	92.4	96		100.0	44	1		10	16		12	1		1				91.2
	8C	372	345	19	94.8	66	8	89.2	5	1					12	1		1		2	1	93.7
	8D	257	123	31	79.9	9	21		9						4					4	2	94.7
	8E	441	185	8	95.8	96	16	85.7	110	49	69.2	12										84.7
	8F	86	48	5	90.5	9	5		4						2	2		1		4		85.9
		2155	1375	97	93.4	454	66	87.3	260	69	79.0	69	19	78.4	87	11	88.8	22	4	20	5	89.6

O'FALLON	9A	1897	345	7	98.0	1086	84	92.8	310	18	94.5	50	21	70.4	95	5	95.0	24	7	8		93.2
	9B	291	246	2	99.2	65	1	98.5	47	8	85.5				18	1		4		3	3	97.0
	9C	1710	573	32	94.7	988	81	92.4	440	54	89.1	33	1		107	12	89.9	22	1	26	5	92.4
	9D	1054	252	39	86.6	506	50	91.0	189	33	85.1	18	4		63	16	79.8	4	16	4	1	88.5
	9E	1567	583	29	95.3	718	104	87.3	244	51	82.8	4			395	54	88.0	68	46	71	13	89.4
		6519	1999	109	94.8	3363	320	91.3	1230	164	88.2	105	26	80.2	678	88	88.5	142	70	112	22	91.5
FAIRGROUNDS	10A	2047	838	83	90.9	505	55	90.6	555	75	88.2	17	7		90	10	90.0	12		3		89.7
	10B	2066	755	27	96.5	557	55	91.2	556	86	86.6	24	10		112	4	96.5	3		11		91.4
	10C	2407	730	22	97.2	666	56	92.4	740	160	82.1	145	26	84.9	120	10	92.4	2		12		89.6
	10D	1936	319	3	99.3	965	69	93.1	357	88	80.0	152	58	72.4	166	39	81.0	78	30	5		89.2
	10E	2017	570	26	97.7	685	53	93.0	572	106	84.5	36	12	75.0	116	18	86.6	7	1	8	2	90.4
		10473	3212	161	95.2	3378	288	92.1	2780	515	84.4	374	113	76.8	604	81	89.2	102	31	39	2	90.0
GARFIELD	11A	2938	590	90	86.6	676	80	89.5	800	248	76.3	389	52	88.2	242	43	84.9	38	19	77	3	84.0
	11B	2658	589	67	89.6	650	74	89.7	1131	288	79.7	16	13		274	57	83.0	12		3		84.4
	11C	2697	884	29	96.9	513	39	92.9	1034	161	86.6	127	22	85.2	230	26	90.0	8		18	2	91.1
	11D	2473	632	55	92.0	676	88	88.6	981	208	82.5	32	13	71.1	207	40	84.0	24		34	2	86.5
	11E	2139	362	21	94.6	615	119	84.0	954	305	75.8	18	5		191	41	82.4	50	15	13	1	84.0
		12905	3057	262	92.1	3130	400	88.7	4900	1210	80.2	582	105	84.7	1144	207	84.7	132	34	145	8	85.5
FOREST PARK	12A	2664	453	9	98.1	18	2		68	24	73.9	1236	309	80.0	70	12	85.4	34	44	4	1	82.4
	12B	1499	440	12	97.4	363	57	86.4	318	64	83.2	167	46	78.3	137	26	84.0	34	2	5	1	86.0
	12C	2068	539	18	96.8	581	69	89.4	474	149	76.0	155	25	86.2	168	32	84.0	19	19	14		87.0
	12D	1967	319	28	91.9	98	20	83.0	242	60	80.1	506	146	77.6	186	33	84.9	92	30	27		75.8
		8198	1751	67	96.3	1060	148	87.7	1102	297	78.8	2064	526	79.7	561	103	84.5	179	95	50	2	82.2
FAIRMOUNT	13A	805	770	34	95.7	103	11	90.3	24	3		3			53	5	91.4			1		94.9
	13B	792	573	7	98.8	187	1	99.5	73	1	98.6				61	3	95.3	2				98.9
	13C	560	364	6	98.4	183	25	88.0		2		4	2		68	5	93.2	3		5		94.0
	13D	523	187	4	97.9	152	20	88.4	122	36	77.2	9	2		23	6	79.3	5	1	8	1	88.4
		2680	1894	51	97.4	625	57	91.7	219	42	83.9	16	4		205	19	91.5	10	1	14	1	94.8
SOUTHAMPTON	14A	1229	333	32	91.2	405	49	89.2	374	92	80.2	248	121	67.2	57	9	86.3	3			1	82.2
	14B	551	335	41	89.1	125	8	94.0	201	38	84.1	105	28	79.0	20	2	90.9	1		3		87.0
	14C	1720	1058	22	98.0	473	48	90.8	97	10	90.6	100	41	70.9	48	4	92.3	8	4	1		93.5
		3500	1726	95	94.8	1003	105	90.5	672	140	82.8	453	190	70.5	125	15	89.3	12	4	4	1	87.9
CLEVELAND	15A	1499	1193	21	98.3	145	15	90.6	85	27	75.9	49	21	70.0	94	5	95.0	11	3	19	3	94.6
	15B	973	651	14	97.9	148	12	92.5	88	15	85.4	185	59	75.8	80	10	88.9	9	4	17		91.5
	15C	1592	1160	34	97.2	342	28	92.4	106	22	82.8	68	30	69.3	96	18	84.2	8	5	14		93.6
	15D	991	764	21	97.3	109	11	90.8	82	7	92.1	87	15	85.3	91	13	97.5	26	11	10		95.1
	15E	2776	950	19	98.0	973	92	91.4	385	69	84.8	226	32	87.6	147	22	87.0	17	3	3		92.3
	15F	2311	949	14	98.5	924	74	92.6	517	112	82.8	120	41	74.5	70	13	84.3	10		7	1	91.2
	15G	1845	385	22	94.6	1083	123	89.8	373	68	84.6	128	25	83.6	98	11	89.9	27	3	7	3	89.2
		11987	6052	145	97.7	3724	355	91.3	1636	320	83.7	863	223	79.5	676	92	88.0	108	29	77	7	92.2
TOWER GROVE	16A	882	397	11	97.3	427	29	93.6	215	53	80.2	169	49	77.5	23	2	92.0	5		6		89.5
	16B	2355	621	12	98.1	803	81	90.8	629	94	87.0	69	15	82.1	93	5	94.9	1		33	1	91.3
	16C	2711	480	14	97.2	1354	161	89.4	431	91	82.6	290	64	82.0	146	12	92.4	35	35	13		88.6
	16D	2722	492	7	98.6	1307	79	94.3	646	94	87.3	98	16	86.0	128	16	88.9	33	8	5		92.8
	16E	2404	144	20	87.8	1038	94	91.7	531	106	83.3	114	25	80.6	122	12	91.0	42	9	23		88.2
		11074	2134	64	97.1	4929	444	91.7	2452	438	84.8	740	169	81.4	512	47	91.6	116	52	80	1	90.2
COMPTON	17A	1320	199	9	95.7	183	25	88.0	596	146	80.3	286	62	82.2	58	10	85.3	8		28	2	83.9
	17B	3945	712	41	94.6	1352	183	88.1	1313	348	79.0	482	104	82.3	154	12	92.8	6		3	1	85.1
	17C	2651	810	23	97.2	626	88	87.7	529	144	78.6	513	105	83.0	107	15	87.3	68	23	5	1	87.3
	17D	2223	747	28	96.4	702	142	83.2	800	154	83.8	410	184	69.0	118	16	88.1	10	2	6		83.9
		10139	2468	101	96.1	2863	438	86.8	3238	792	80.4	1691	455	78.8	437	53	89.2	92	25	42	4	85.2
RANKIN	18A	1917	409	13	96.9	411	77	84.2	766	245	78.0				225	28	88.9	52	5	99	3	82.6
	18B	2492	449	16	96.6	969	115	89.4	433	332	65.0	115	15	88.5	123	14	89.9	16	4	87	4	83.9
	18C	579	164	17	90.6	140	30	82.4	309	87	78.0	38	35	52.0	131	29	81.9	91	28	113	11	79.4
	18D	1244	314	26	92.4	500	214	70.0	540	135	80.0	16	6		143	20	87.7	36	4	24	1	78.3
	18E	1827	540	31	94.6	1078	142	88.4	317	66	82.8	8			132	21	86.3	59	2	29	2	89.0
		8059	1876	103	94.8	3098	578	84.3	2365	765	75.6	177	56	76.0	754	112	87.1	254	43	352	21	83.3
LINDELL	19A	2679	415	20	95.4	165	71	70.0	370	63	85.4	989	236	80.7	72	7	91.1	23	1	22	3	80.2
	19B	1750	496	38	92.9	118	30	79.7	152	53	74.2	568	237	70.6	205	40	83.7	76	27	46	4	75.7
	19C	2331	463	16	96.7	104	24	81.3	164	32	83.7	232	28	89.2	270	57	82.6	157	55	48	4	86.1
		6760	1374	74	94.9	387	125	75.6	686	148	82.2	1789	501	78.1	547	104	84.0	256	83	110	11	80.6

REAL ESTATE ANALYSTS INC.
BONHOMME TOWNSHIP
CENTRAL TOWNSHIP
CARONDELET TOWNSHIP
75. CASTLEWOOD
73. CRYSTAL SPRINGS
36. KIRKWOOD
38. HUNTLEIGH VILLAGE
43. DEER CREEK
78. GRANT
35. GLENDALE
59. ROCK HILL
46. MC KNIGHT
47. CLAYTON
40. BRENTWOOD
42. RICHMOND HEIGHTS
CENTRAL
BEMISTON
HANLEY
41. MAPLEWOOD
LACLEDE STATION
TESSON FERRY
MC KENZIE
GRAVOIS
79. SAPPINGTON
80. KENNERLY
SAPPINGTON BARRACKS
81. OAKVILLE
LEMAY FERRY
JEFFERSON BARRACKS RD
UNION RD
28. WEBER
30. LAKEWOOD
27. JEFFERSON BARRACKS
2. GARDENVILLE
1. OAKLAND
3. SOUTHWEST
4. OAKLAND
14. SOUTHAMPTON
17. TOWER GROVE
18. COMPTON
22. SOULARD
23. DOWNTOWN
24. LAFAYETTE
25. JEFFERSON
26. GARRISON
MISSISSIPPI
LEGEND
SCALE OF MAP IN FEET
TOWNSHIP LINES
BOUNDARIES OF INCORPORATED AREAS
STANDARD DISTRICTS
TRACTS
21. BEAUMONT DISTRICT NUMBERS & NAMES
BROADWAY STREET NAMES
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REAL ESTATE ANALYSTS, INC.
SAINT LOUIS

TOWNSHIP
TOWNSHIP
72 CRAIG
LACKLAND
70 ASCALON
LINDBERGH
ST. FERDINAND
CENTRAL
TOWNSHIP
TOWNSHIP
53. ELMWOOD
ASHBY
44. LADUE
45. OLIVETTE
54. OVERLAND
54. A
54. B
54. C
BRECKENRIDGE
PAGE
WOODSON
46. MC KNIGHT
49. UNIVERSITY CITY
49. A
49. B
49. C
49. D
49. F
OLD BONHOMME RD.
52. VINITA
52. A
52. B
CHARLACK
TUDOR
ORLAND
ROSWELL
54. D
54. E
WALTON
MC KIBBON
47. CLAYTON
47. A
47. B
BEMISTON
NORTH & SOUTH
HANLEY
EDGAR
55. CARSONVILLE
51. HANLEY
CARSON
JACKSON
DELMAR
KINGSBURY
WELLESLEY
YALE
OLIVE ST. RD.
FERGUSON
50. A
50. B
50. C
SUTTER
56. A
56. B
56. NORMANDY
WABASH R.R.
NAT'L BRIDGE
LUCAS & HUNT
57. A
57. B
57. C
57. PINE LAWN
68 LAMBERT
BROWN
61. KINLOCH
SCUDDER
HELEN
GRAHAM
WABASH
R. R.
69 BRIDGETON
67 TISSON
63. ST. FERDINAND
62. TAYLOR
ROBBINS
66. HALLS FERRY
59. NORTH HILLS
60. A
60. B
60. FERGUSON
FLORISSANT
DARST
CARSON
64. BLACK JACK
58. JENNINGS
CHAMBERS
HALLS
FERRY
6. SHERMAN PARK
7. NORTHWEST
NATURAL BRIDGE
GOODFELLOW
KINGSHIGHWAY
LILLIAN
WREN
EMERSON
8. BADEN
8. A
8. B
8. C
8. D
8. E
8. F
HALLS FERRY
BROADWAY
GIMBLIN
CALVARY
65. NORTH SHORE
C. B. & Q. R. R.
R I V E R
5. WEST END
DES PERES
DE BALIVIERE
CLARA
PERSHING
UNION
12. FOREST PARK
CABANNE
ACADEMY
BELT
EASTON
ARLINGTON
MARCUS
11. GARFIELD
NEWSTEAD
TAYLOR
18. LINDELL
FAIRGROUNDS
ST. LOUIS
PRAIRIE
GARRISON
20. YEATMAN
JEFFERSON
GLASGOW
HEBERT
WARNE
26. HYDE PARK
ADELAIDE
GRAND
SALISBURY
BRANCH
22. DOWNTOWN

DISTRICT	TRACT	NUMBER OF FAMILIES 1930 CENSUS	ONE FAMILY DWELLINGS			TWO FAMILY FLATS			OTHER RESIDENCES			APARTMENTS			STORES			OFFICES		FACTORIES		PERCENTAGE OF OCCUPANCY ALL TYPES RESIDENTIAL UNITS
			NUMBER OCCUPIED	NUMBER VACANT	PERCENTAGE OF OCCUPANCY	NUMBER OCCUPIED	NUMBER VACANT	PERCENTAGE OF OCCUPANCY	NUMBER OCCUPIED	NUMBER VACANT	PERCENTAGE OF OCCUPANCY	NUMBER OCCUPIED	NUMBER VACANT	PERCENTAGE OF OCCUPANCY	NUMBER OCCUPIED	NUMBER VACANT	PERCENTAGE OF OCCUPANCY	NUMBER OCCUPIED	NUMBER VACANT	NUMBER OCCUPIED	NUMBER VACANT	
YEATMAN	20A	1875	235	8	96.7	498	71	87.5	1020	356	73.9	15	3		125	31	80.1	12		43	2	80.1
	20B	1508	242	7	97.2	486	44	91.7	759	150	83.5	21	3		81	4	95.3	6		28		88.1
	20C	3563	286	20	93.5	963	144	87.0	1970	448	81.5				159	32	83.3	18		50	10	84.0
		6946	763	35	95.6	1947	259	88.3	3749	954	79.8	36	6	85.7	365	67	84.5	36		121	12	83.8
BEAUMONT	21A	2095	1064	83	92.8	756	81	90.3	473	116	80.3	6	10		485	128	79.1	138	39	93	4	88.8
	21B	2659	456	45	91.0	1642	173	90.5	775	116	87.0	84	3	96.6	316	44	87.8	82	45	26		89.8
	21C	4173	471	64	88.0	820	113	87.9	1781	275	86.6				425	63	87.1	40	4	29	4	87.2
	21D	1666	563	77	88.0	571	62	90.2	506	143	78.0				438	129	77.2	168	16	202	67	85.4
		10593	2554	269	90.5	3789	429	89.8	3535	650	84.5	90	13	87.4	1662	364	82.0	428	104	350	75	88.0
MILL CREEK	22A	2781	638	52	92.5	877	221	79.9	941	247	79.3				268	55	83.0	30	6	56	6	82.5
	22B	1730	618	109	85.0	757	180	80.7	361	105	77.5	42		100.0	176	31	85.0	59	11	68	20	81.9
	22C	438	124	23	84.4	92	11	89.3	107	21	83.6	5	6		134	36	78.8	114	207	96	14	91.3
	22D	2822	776	90	89.6	1024	390	72.5	494	280	63.8	58		100.0	348	80	81.3	70	4	88	14	75.6
		7771	2156	274	88.7	2750	802	77.4	1903	653	74.5	113	6	95.0	926	202	82.1	273	248	308	54	80.0
SOULARD	23A	3250	586	50	92.1	1391	126	91.7	837	146	85.1	53	5	91.4	290	67	81.2	40	6	40	4	89.8
	23B	2900	451	16	96.6	986	253	79.6	309	94	76.7	3	9		148	19	88.6	12	1	36	2	82.5
	23C	2924	416	56	88.1	1365	153	89.9	1131	204	84.7	14			133	13	91.1	16	1	39	2	87.6
	23D	5305	623	125	83.3	2485	485	83.7	1457	333	81.4	6	5		448	48	90.3	44	3	75	8	82.8
	23E	2493	808	168	82.8	554	163	77.2	1129	439	72.0	2	6		346	39	89.9	35	3	96	12	76.2
		16872	2884	415	87.4	6781	1180	86.8	4863	1216	80.0	78	25	75.7	1365	186	88.0	147	14	286	28	83.8
CHEROKEE	24A	3078	475	7	98.6	1689	138	92.5	931	143	86.7	35	3		274	26	91.3	56	9	14	2	91.5
	24B	2522	419	10	97.7	976	78	92.6	956	129	88.1	13	3		131	14	90.3	25		32	2	91.5
	24C	3409	379	39	90.7	1603	164	90.7	1084	72	93.2				205	31	86.9	19		22	3	91.8
	24D	701	40	2	95.2	189	31	85.9	347	104	76.9				43	9	82.7	18		36	10	80.8
	24E	1020	338	13	96.3	469	47	90.9	483	129	78.9	8			116	10	92.1	13		26	3	87.3
		10730	1651	71	95.9	4926	458	91.5	3801	577	86.8	56	6	90.3	769	90	89.5	131	9	130	20	90.4
DOWNTOWN	25	5480	Not covered in the Occupancy Survey																			
HYDE PARK	26A	3496	83	13	86.5	872	163	84.3	2210	615	78.2				298	56	84.2	55	11	46	6	80.0
	26B	1501	140	19	88.0	693	171	80.2	636	223	74.0				133	42	76.0	42	5	132	36	78.1
	26C	2162	524	91	85.2	1349	283	82.7	861	92	90.4				153	29	84.1	62	3	51	11	85.5
	26D	1735	391	18	95.6	768	129	85.6	581	155	78.9	8	3		150	34	81.5	35	15	63	19	85.1
	26E	1402	164	6	96.5	509	91	87.8	655	146	81.8	27	5		84	11	88.4	27	2	19	3	85.6
		10296	1302	147	89.9	4191	816	83.7	4943	1231	80.0	35	8	81.4	818	172	82.6	221	36	311	72	82.6
CITY TOTAL		214855	66152	3521	95.0	63730	8788	87.9	51028	11867	81.1	15513	4031	79.4	15071	2485	85.8	3081	909	2838	360	87.2
LUXEMBURG	28	2434	2499	59	97.7	98	35	73.7	18						125	19	86.8	6		13		96.5
WEBER	29	725	520	13	97.5	48	2	96.0	15						56	2	96.6	4		4		97.5
LAKEWOOD	30	432	506	12	97.7	7	3	70.0	1						10	1		3		2		97.2
SHREWSBURY	32	371	474	19	96.1	8		100.0							3	1				2		96.2
WEBSTER GROVES	33A	705	714	13	98.2	9	1	90.0							22			1		2		98.1
	33B	792	717	29	96.1	18	2	90.0	2	1		87	17	83.7	72	8	90.0	29	6	1		94.4
	33C	514	619	20	96.9	29	7	80.6	5	3					54			25	3	3		95.6
	33D	607	622	13	98.0	30	2	93.0							7	2						97.8
	33E	1413	1391	44	96.9	18	6	75.0	3			11	1		33	8	80.5	5	1	6		96.5
		4031	4063	119	97.2	104	18	82.6	28	4	87.5	98	18	84.5	188	18	91.2	60	10	12		96.4
OAKLAND	34	120	141	2	98.6																	98.6
GLENDALE	35	322	329	10	97.1										6	1						97.1
KIRKWOOD	36A	198	Not in carrier limits																			98.6
	36B	675	606	36	94.4	31	2	93.9	24	4		8			17	6		5		3	1	94.1

KIRKWOOD	36C	545	508	28	94.8	34	2	94.5		1		16	5		18	2		16	8	17		93.9
	36D	222	160	12	93.0	10		100.0							11							93.4
	36E	303	213	6	97.3	29	1	96.7	4			9	3		15			9	6	10		95.8
	36F	331	311	10	96.9	65	3	95.6	29	5		24	5		14	3		4		43		94.6
		2274	1798	92	95.1	169	8	95.5	77	10	88.5	57	13	81.4	75	11	88.2	34	14	73	1	94.4
ROCK HILL	39	339	125	6	93.4	6	2	75.0							6	1				3		94.2
BRENTWOOD	40	696	648	29	95.7	15	4	78.9							59	5	92.2	2				95.3
MAPLEWOOD	41A	405	203	7	96.7	104	1	99.1	72	2	97.3				8			7		5		97.4
	41B	578	494	39	92.7	13		100.0	4			18	3		13			8		3		92.7
	41C	1057	469	7	98.5	70	8	89.7	83	9	90.2	169	50	77.2	66	7	90.4	13	7	5	3	90.3
	41D	1268	933	32	96.7	169	21	89.0	68	5	93.2				135	17	88.8	53	11	14	1	95.3
		3308	2099	85	96.1	356	30	92.2	227	16	93.4	187	53	78.0	222	24	89.8	81	18	27	4	93.6
RICHMOND HEIGHTS	42A	83	21	4	84.0	16		100.0														90.2
	42B	1030	1077	37	96.4	352	71	83.2	82	17	82.8	191	21	90.1	43	7	86.0					92.1
	42C	1276	932	22	97.7	59	7	89.4	90	43	67.7	303	35	89.6	61	5	92.4	7		4		92.8
		2389	2030	63	97.0	427	78	84.6	172	60	74.2	494	56	89.8	104	12	89.7	7		4		92.4
CLAYTON	47A	431	119	3	97.5	45	5	90.0				67		100.0	41	4	81.1	57	1	1		96.7
	47B	1020	2082	20	99.0	100	10	90.9	477	72	86.9				48	9	84.2	47				96.3
	47C	1100	433	4	99.1	103	3	97.2	17	1	94.4	533	108	83.2	34	5	87.2					90.3
		2551	2634	27	99.0	248	18	93.2	494	73	87.1	600	108	84.7	123	18	87.2	104	1	1		94.6
WASHINGTON UNIV.	48	30	37	2	94.9																	94.9
UNIVERSITY CITY	49A	582	809	14	98.3	12		100.0	48	9	84.2	20	5		17			3		3		96.9
	49B	245	Not in carrier limits																			
	49C	760	639	20	97.0	18	8	69.2				9	1		3					1		95.8
	49D	1568	1018	20	98.1	479	42	91.9				242	52	82.3	21	1		5				93.8
	49E	2668	777	85	90.2	51	7	88.0	27	3	90.0	1671	201	89.3	159	31	83.8	84	31	25		89.2
	49F	934	367	21	94.6	150	47	76.2	14	4	77.8	38	12	76.0	37	4	90.2	3		8	1	87.2
		6765	3610	160	95.8	710	97	88.0	89	16	84.8	1980	271	88.5	237	36	86.8	95	31	33	1	91.9
WELLSTON	50A	491	510	24	95.5	19	3	86.4		6		22	6		24	1	96.0	1		6		93.4
	50B	1647	1332	44	96.8	301	33	90.1	59	8	88.1	15	11		154		100.0	70		17		94.7
	50C	695	446	38	92.2	278	64	81.3	9			49	13	79.0	8					3		87.2
		2833	2288	106	95.6	598	100	85.7	68	14	82.9	86	30	74.2	186	1	99.5	71		26		92.4
HANLEY	51	435	437	21	95.4	12			7						23					1		95.6
VINITA	52A	380	427	26	94.3										1							94.3
	52B	755	851	26	97.0	6			1	1					30	1	96.8	1		3		97.0
		1135	1278	52	96.1	6			1	1					31	1	96.9	1		3		96.0
OVERLAND	54A	345	337	15	95.8										10							95.8
	54B	1125	930	49	95.0	6									83	8	91.2	17	4			95.0
	54C	626	234	3	98.7	3	1						4		16	3				3		96.7
	54D	545	475	18	96.3	4			8						36	3	92.3	2				96.4
	54E	376	351	18	95.1	4									12					4		95.2
		3017	2327	103	95.8	17	1		8				4		157	14	91.8	19	4	7		95.8
CARSONVILLE	55	517	508	16	96.9	30			2	1					17	2		5		2		96.9
NORMANDY	56A	642	551	25	95.7	10			7	1			1		28	6	82.4	11		5		95.6
	56B	340	366	53	87.4	2						2			9	3						87.5
		982	917	78	92.1	12			7	1		2	1		37	9	80.4	11		5		92.2
PINE LAWN	57A	1512	1596	56	96.6	31	5		1			2	4		42	9	82.3	2		8		96.2
	57B	1086	961	53	94.8	27	5		10						82	8	91.1					94.5
	57C	1144	390	57	87.2	45	2	95.7	10	2					58	4	93.5	10	2	11		87.9
		3742	2947	166	94.7	269	12	95.7	21	2		2	4		182	21	89.7	12	2	19		94.6
JENNINGS	58	801	951	19	98.0	50	4	92.6	20	4		4			30	4	88.2	3	1	2		97.4
NORTH HILLS	59	185	129	17	88.4							4			2	1						88.4
FERGUSON	60A	543	578	17	97.1	22						3	1		43	1	97.7	18	2			97.1
	60B	364	357	6	98.4	6									5			1				98.4
		907	935	23	97.6	28						3	1		48	1	98.0	19	2			97.6
TOTAL COUNTY			34230	1299	96.4	3218	412	88.7	1255	202	86.1	3513	559	86.3	1927	127	87.3	537	83	185	5	94.4

The number of extra families living with other families is not given by districts as it is felt that the figure is so incomplete that it is quite misleading. 8762 families were reported in the city in this survey as doubled up with other families, due to the depression. We know that this is far too few. A year and a half ago, the survey showed 11,600 doubled up families in the city. We know that doubling up has increased since then. There was no provision, however, in that survey for taking care of rooming houses and the chances are that many of the extra families reported then were reported this year under rooming and lodging houses. This year 18,899 families were reported as living in 4548 boarding or lodging houses. On referring to the census figures for 1930, we find that it reports only 459 rooming or lodging houses for Saint Louis, housing only 8409 individuals. Undoubtedly the tremendous increase since 1930 in the number of families taking in boarders or roomers is a result of the depression and represents a doubling up of families far greater than that reported officially as "doubling up".

We have also eliminated "units under construction" this year as there were too few to be of any importance.

In order to save space in the general tables, the details of Apartment Hotels, which are found in only a few districts, were not included there but are given in the table below for such districts as contain Apartment Hotel units. The percentage of occupancy shown in the right hand column of the large general table, however, includes Apartment Hotel occupancy.

APARTMENT HOTELS

DISTRICT	TRACT	NUMBER OCCUPIED	NUMBER VACANT	PERCENTAGE OF OCCUPANCY
WEST END	5A	33	17	66.0
	5B	245	82	75.0
	5C	83	29	74.1
		361	128	73.8
SHERMAN PARK	6D	10	50	16.7
GARFIELD	11A	62	8	88.5
FOREST PARK	12A	765	205	78.7
	12B	114	50	69.5
	12D	642	332	65.8
		1521	587	72.2
LINDELL	19A	264	154	63.1
	19B	272	158	63.3
	19C	640	159	80.1
		1176	461	71.8
CITY TOTAL		3130	1306	70.5
KIRKWOOD	36E	38	3	92.7
	36F	22	3	88.0
		60	6	90.9
MAPLEWOOD	41C	23	13	64.0
UNIVERSITY CITY	49E	112	26	81.2
TOTAL COUNTY		195	45	81.3

The completeness of this survey was made possible by the cooperation of A. J. Michener and George Stoehr of the Saint Louis Post Office, the Saint Louis Real Estate Exchange, the Mortgage Bankers Association of Saint Louis, the Building Owners and Managers Association of Saint Louis and Real Estate Analysts, Inc., who have contributed the general supervision. The tabulating was done on a Powers Counting Sorter.